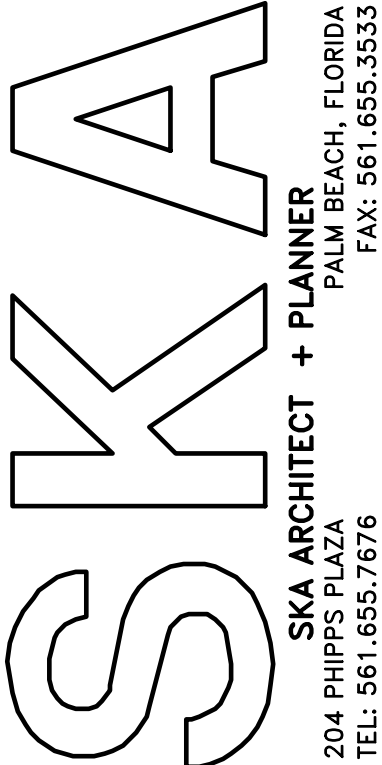
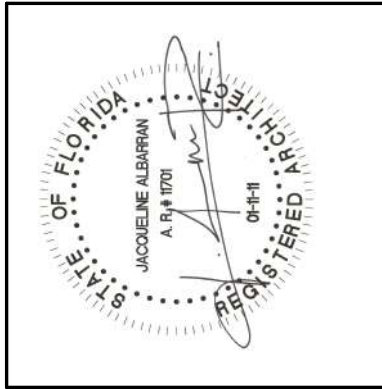


GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.



CAFARO RESIDENCE
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FL

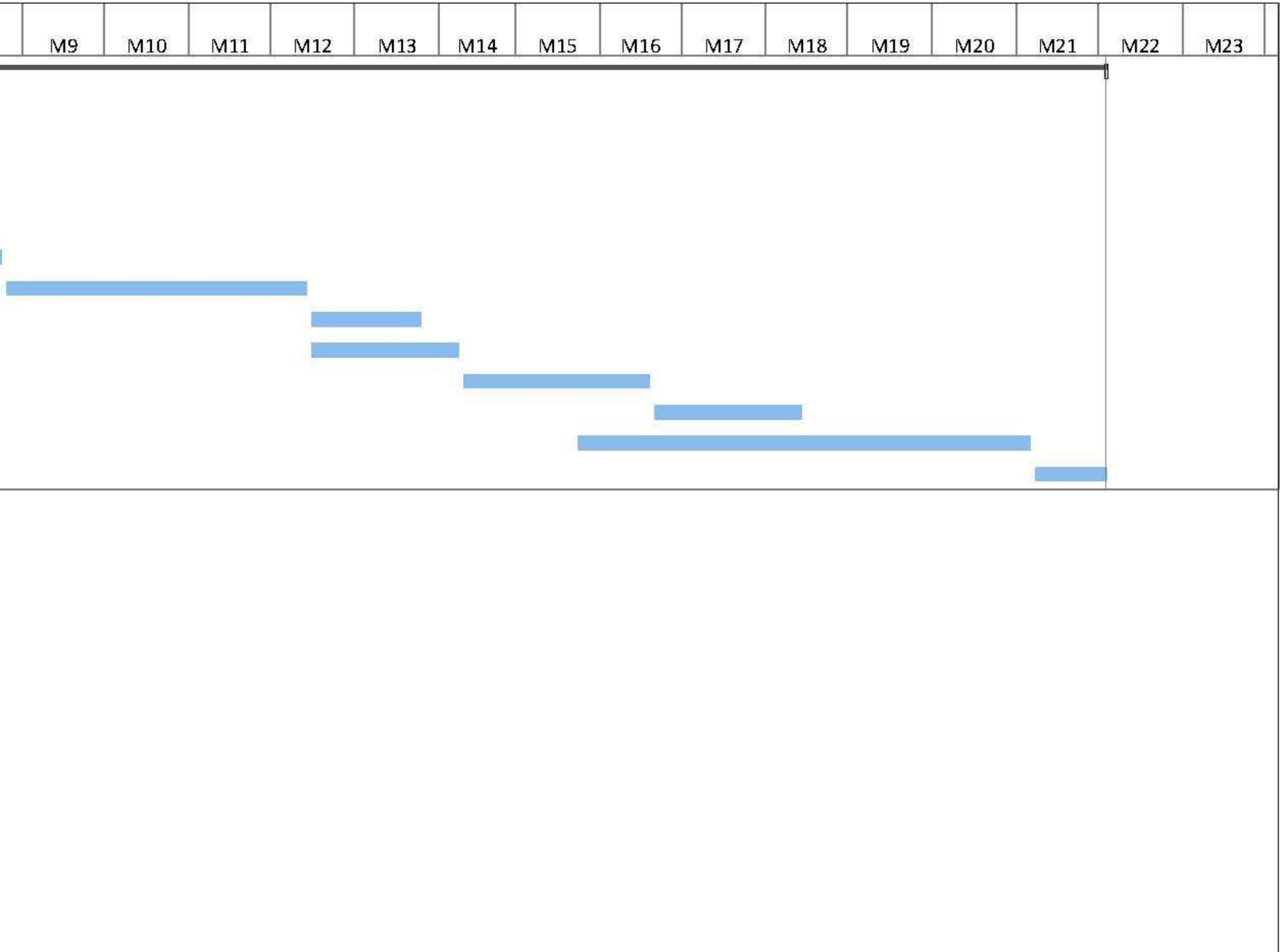


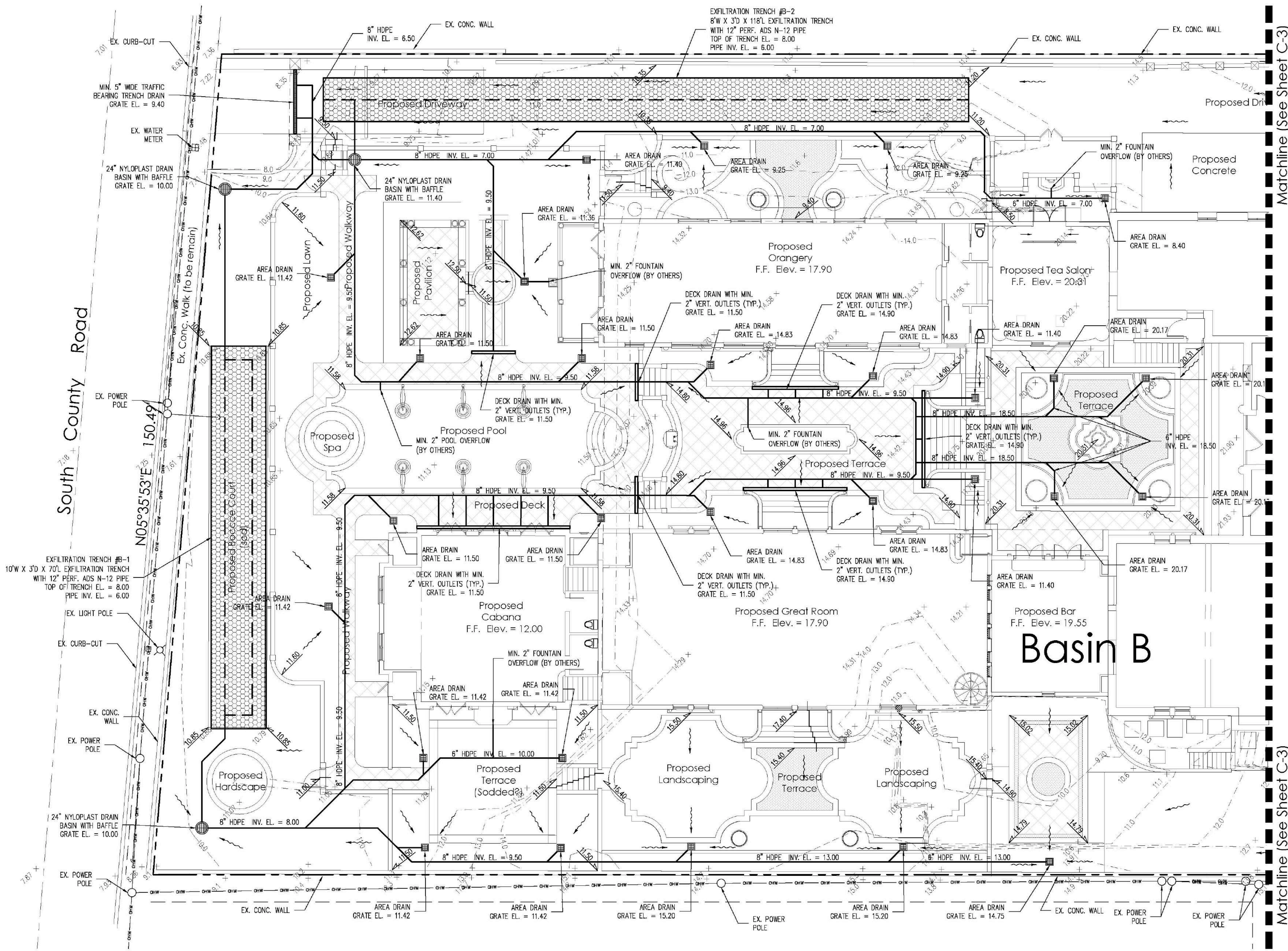
REVISIONS:	
1	

LOGISTICS PLAN AND CONSTRUCTION TIMELINE

NO SCALE

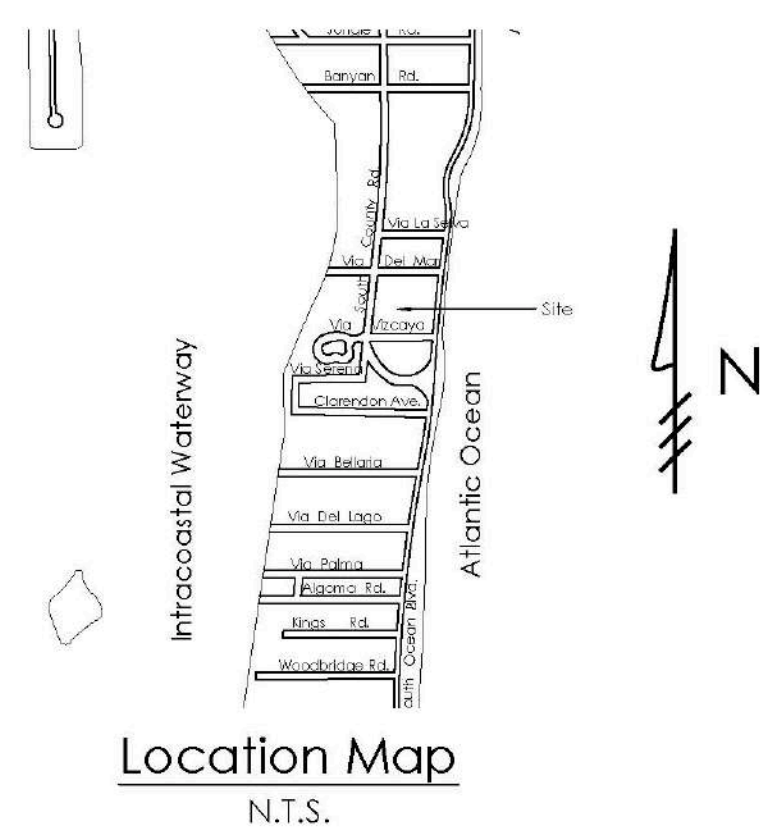
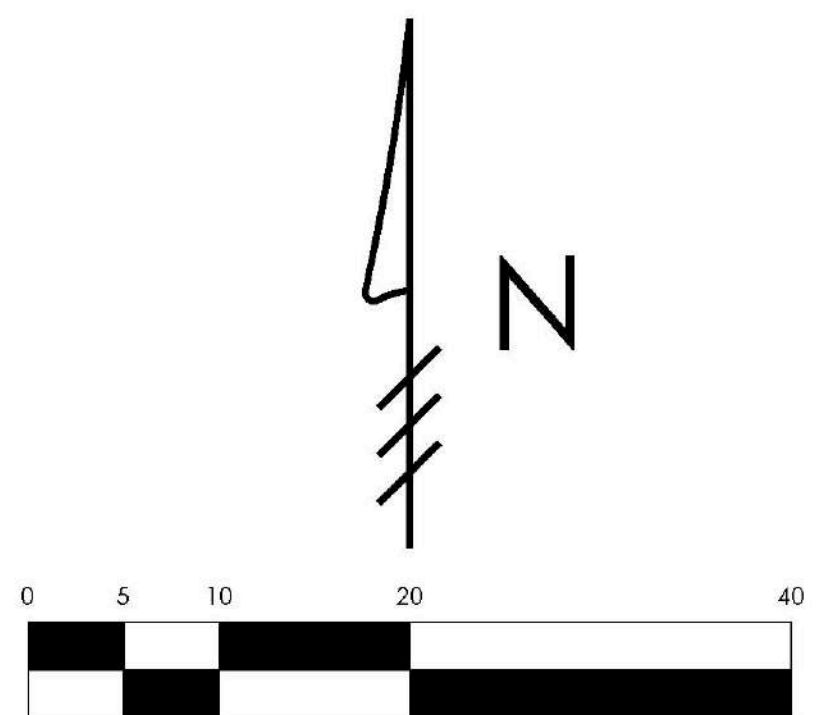
SHEET NUMBER:	
LP1	
DATE:	08-12-24
JOB #	0494





Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
☎ 561.312.2041
✉ office@gruberengineers.com

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obtaining location of existing
utilities prior to commencement
of construction activities.

Conceptual Site Grading & Drainage Plan Enlargement:

CAFARO RESIDENCE

860 South Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0059
Issue Date	08/12/2024
Scale	1" = 10'

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally
signed by
Chad M
Gruber
Date:
2024.08.08
12:13:51
-04'00'

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on the date indicated to the seal using
an ink authentication code.
Printed copies of this document are
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verified on any electronic copies.

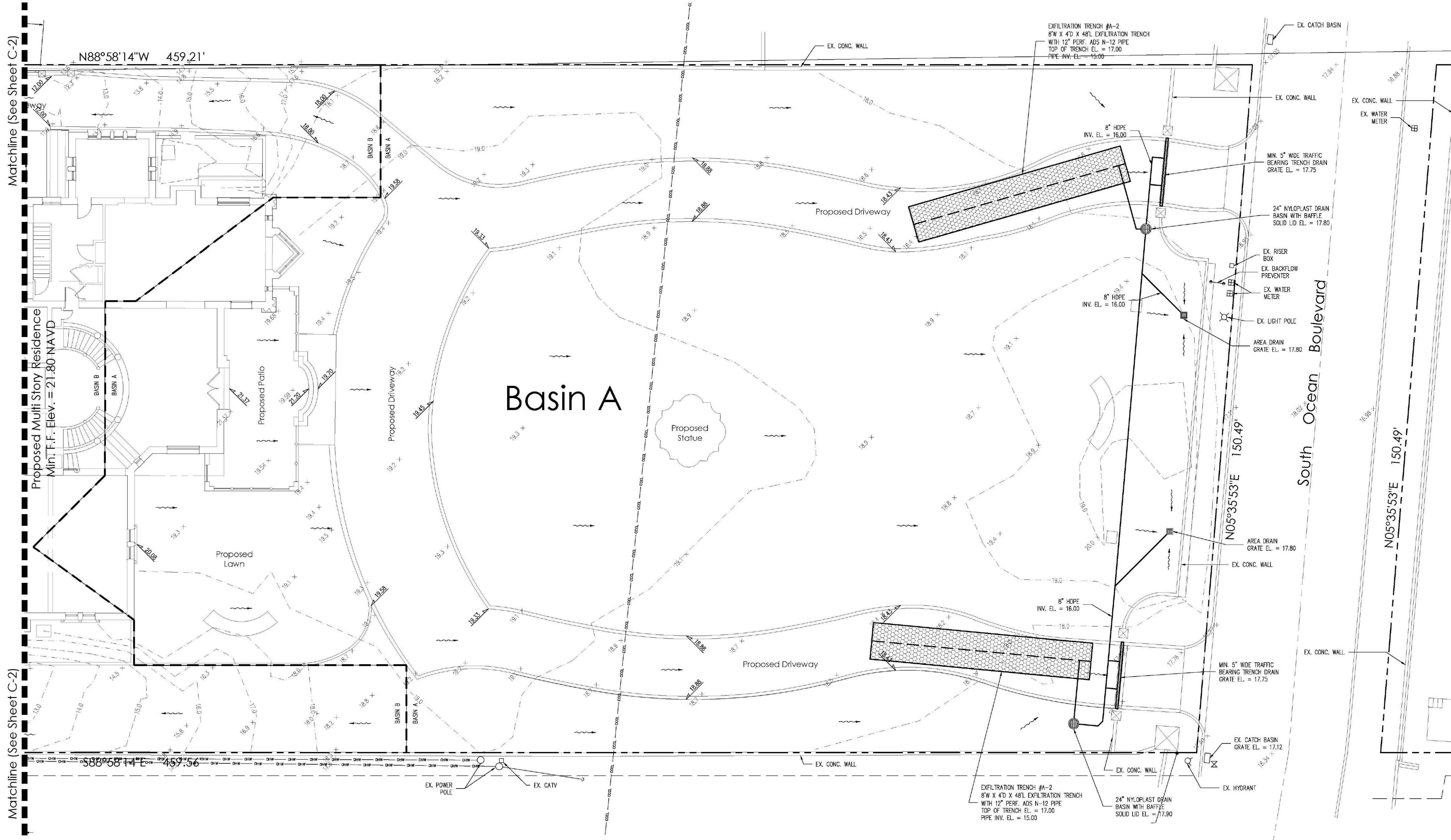
SHEET NUMBER:

C-2

Plan Background from Hardscape Plan by
Environment Design Group Received 7/29/24

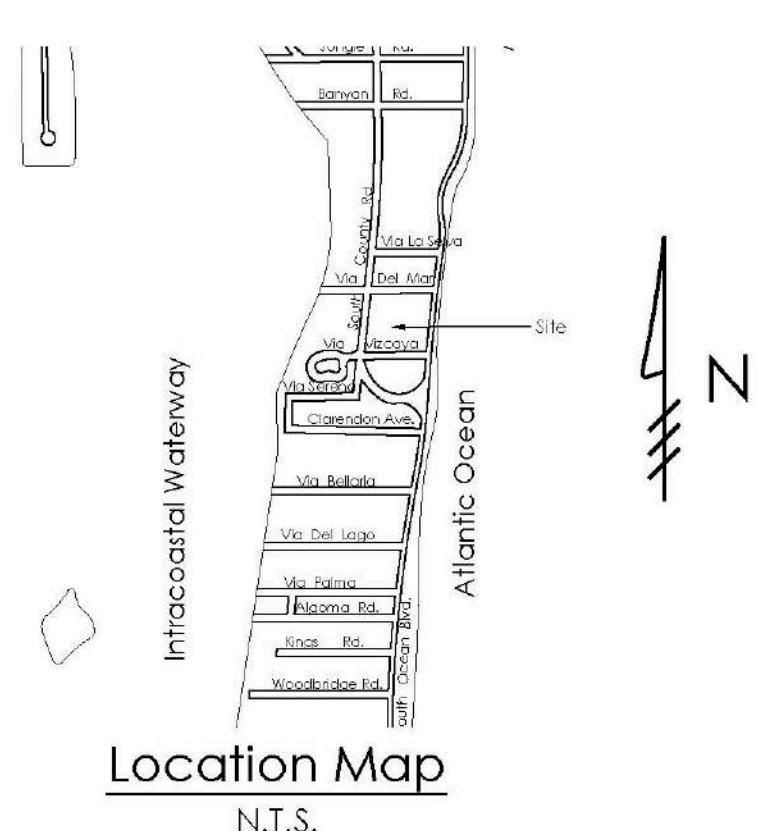
COA-24-0014
ZON-24-0041

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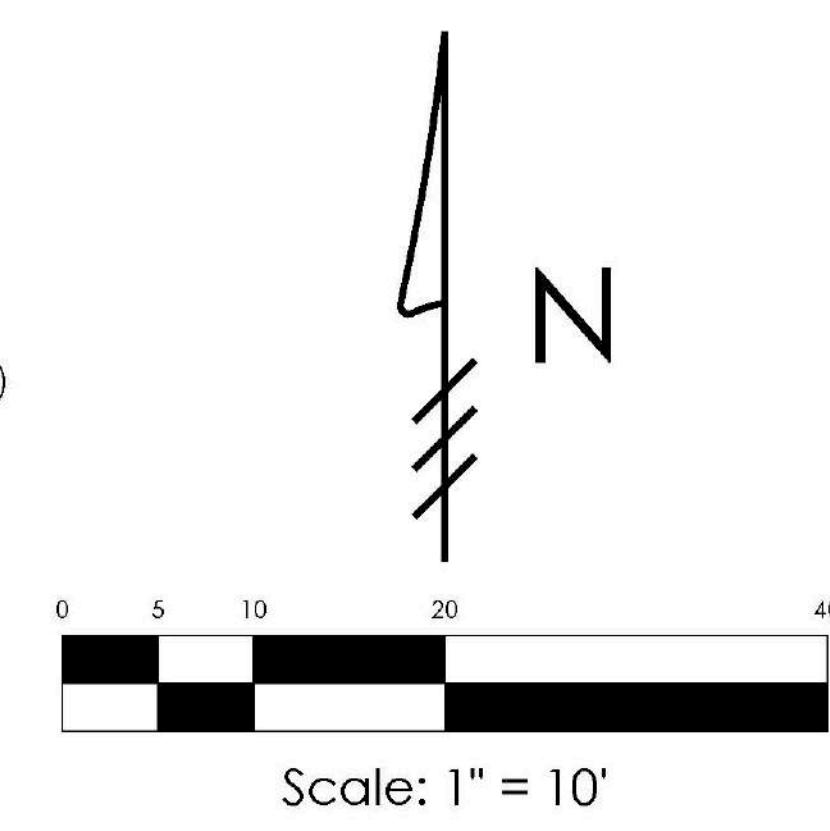


Matchline (See Sheet C-2)

Matchline (See Sheet C-2)



- Legend**
- EXISTING ELEVATION PER PROJECT REPRESENTATIVES (NAVD-88)
 - PROPOSED ELEVATION (NAVD-88)
 - PROPOSED ELEVATION CONTOUR (NAVD-88)
 - FLOW DIRECTION
 - EXFILTRATION TRENCH
 - AREA DRAIN
 - 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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E office@gruberengineers.com

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utilities prior to commencement
of construction activities.

Conceptual Site Grading & Drainage Plan Enlargement:

CAFARO RESIDENCE

860 South Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0059
Issue Date	08/12/2024
Scale	1" = 10'

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally
signed by
Chad M.
Gruber
Date:
2024.08.08
12:13:13
-04'00'

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signed and sealed by Chad M. Gruber
on the copy adjacent to the seal using
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SHEET NUMBER:

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Plan Background from Hardscape Plan by
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A circular diagram showing the distribution of 1000 hours of observation across different months and times of day. The circle is divided into 12 segments, each representing a month and a time range. The segments are labeled with the month, time range, and number of hours. The segments are: JUN 4PM 390 (top), JUN 9AM 490 (top-right), MAR 9AM 37 (right), DEC 9AM 21 (bottom-right), MAR 2PM 50 (bottom), JUN 2PM 85 (bottom-left), DEC 4PM 11 (left), JUN 4PM 25 (top-left), and three unlabeled segments (top, top-right, and bottom-right) which are shaded. The circle is also divided into four quadrants by a vertical line (E-W) and a horizontal line (N-S).

SHEET L1.0

AREA IN SQ.FT.



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COA-24-0014

SCALE IN FEET 0' 16' 32' 48'



① Existing East Elevation
(Front Yard)



② Existing North Garage



③ Existing North Garage



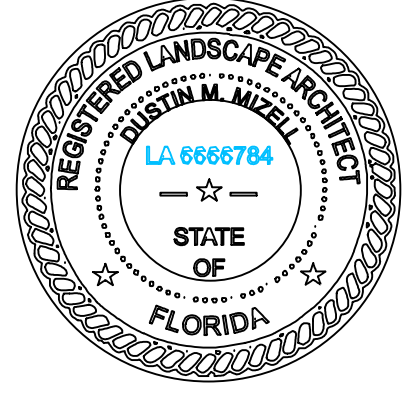
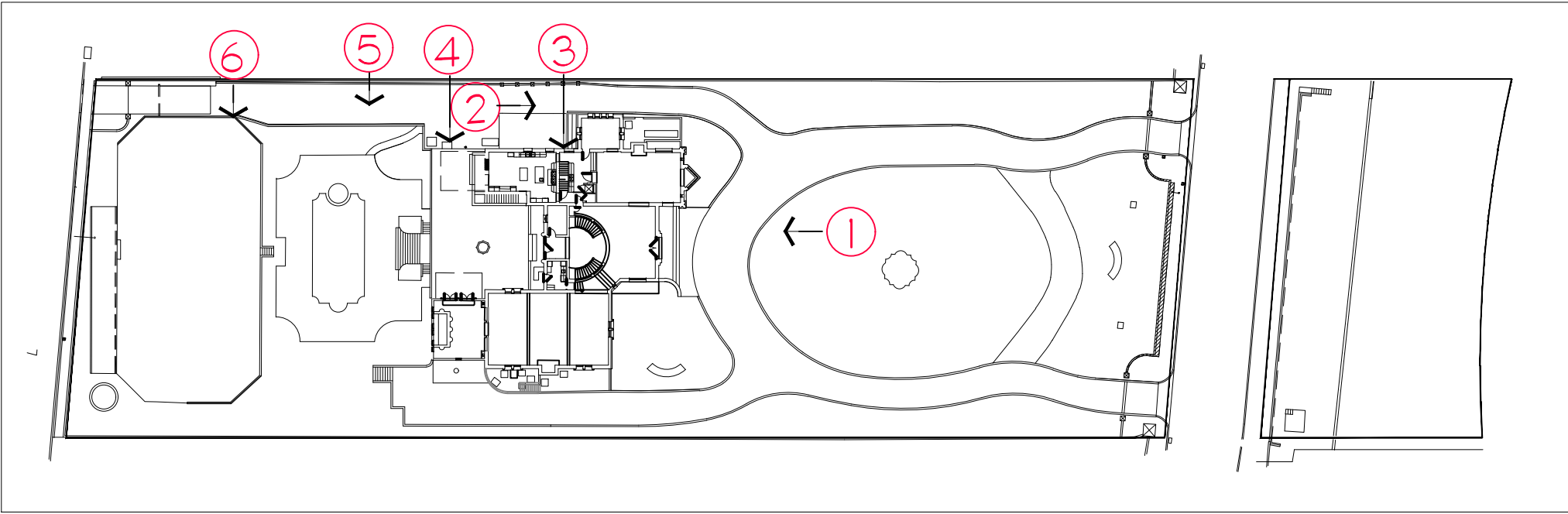
④ Existing North Pool Entrance



⑤ Existing North Pool Screening
(View From Driveway)



⑥ Tennis Court Screening
(NW Corner)



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L1.1

COA-24-0014

Existing Site Photos

2024
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① Existing Rear Yard -Pool



② Existing Pool Deck



③ Existing Pool Deck



④ Existing Pool Area



⑤ Existing South West Area



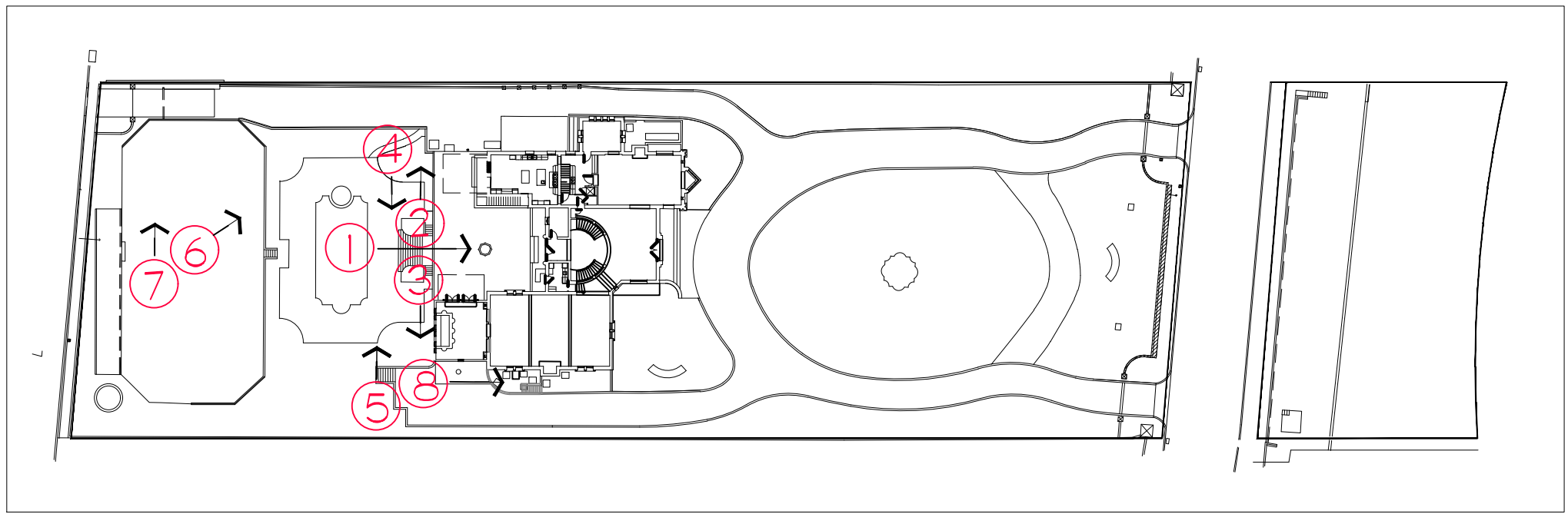
⑥ Existing Tennis Court



⑦ Existing Bocce Court

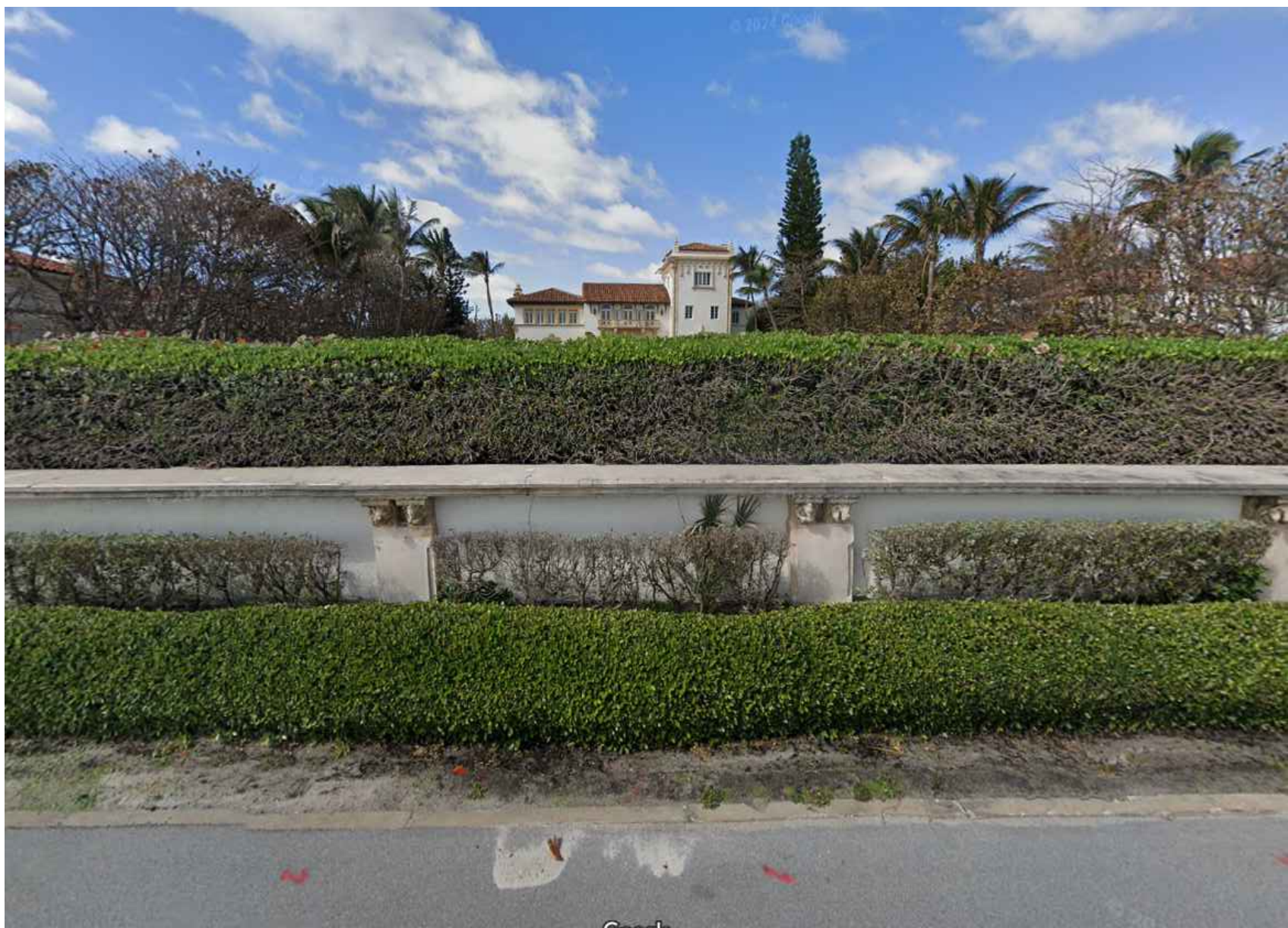


⑧ Existing South Garage

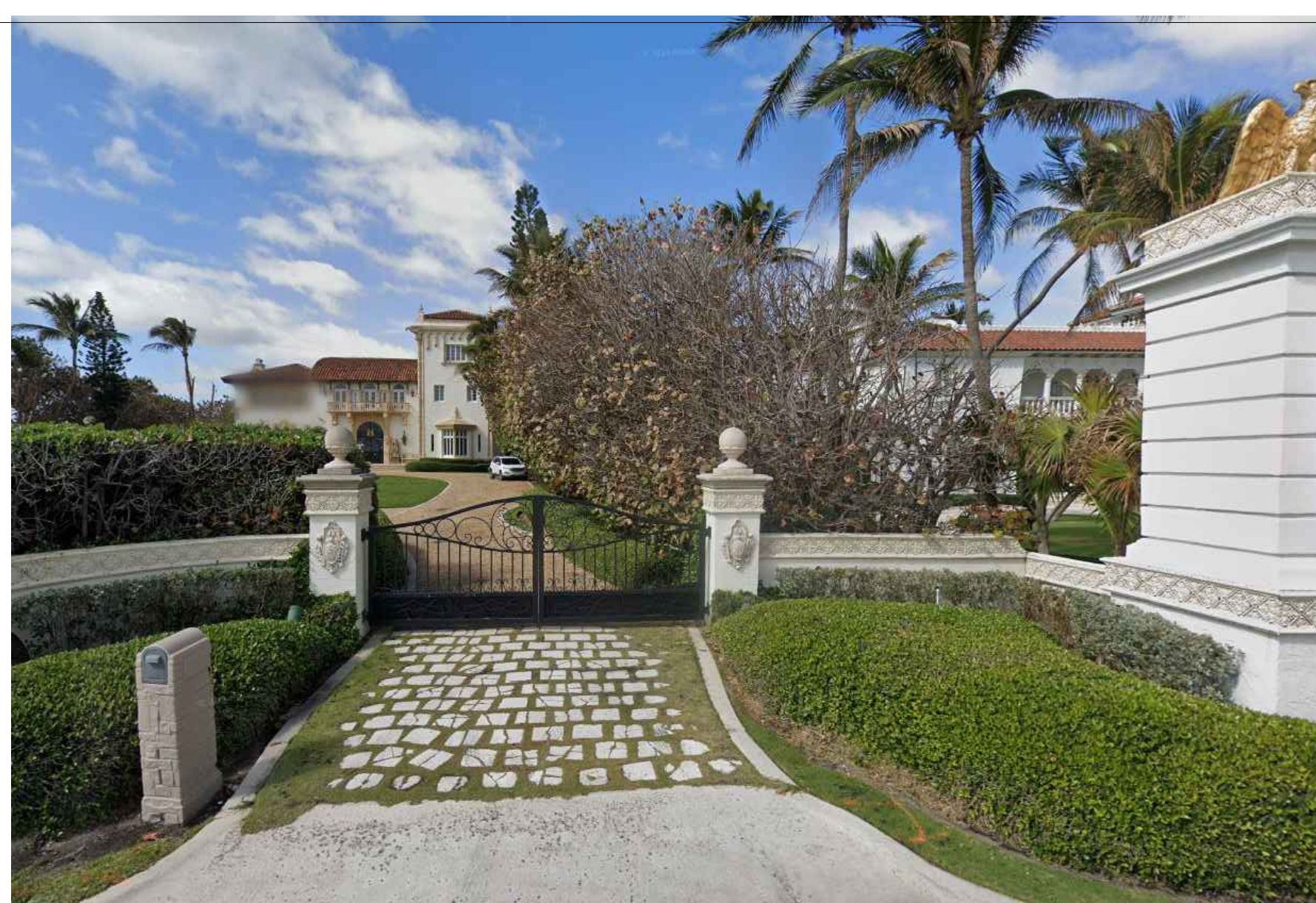




① Existing East Elevation
View From South Ocean Blvd



② Existing East Elevation



③ Existing East Buffer Elevation



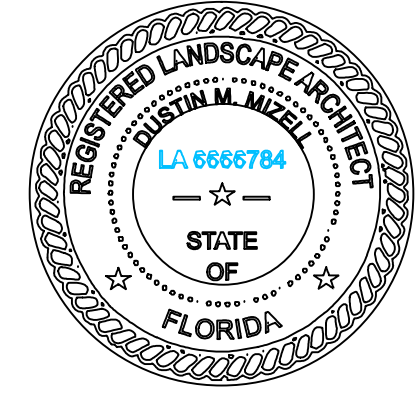
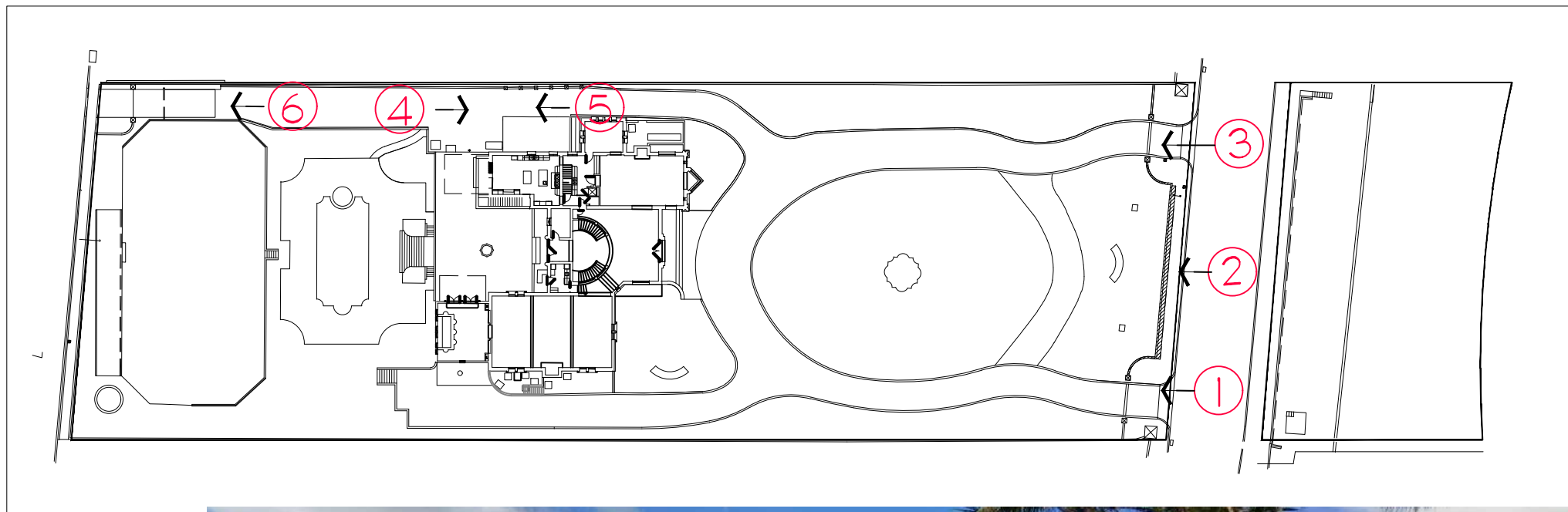
④ Existing North Buffer



⑤ Existing North Buffer



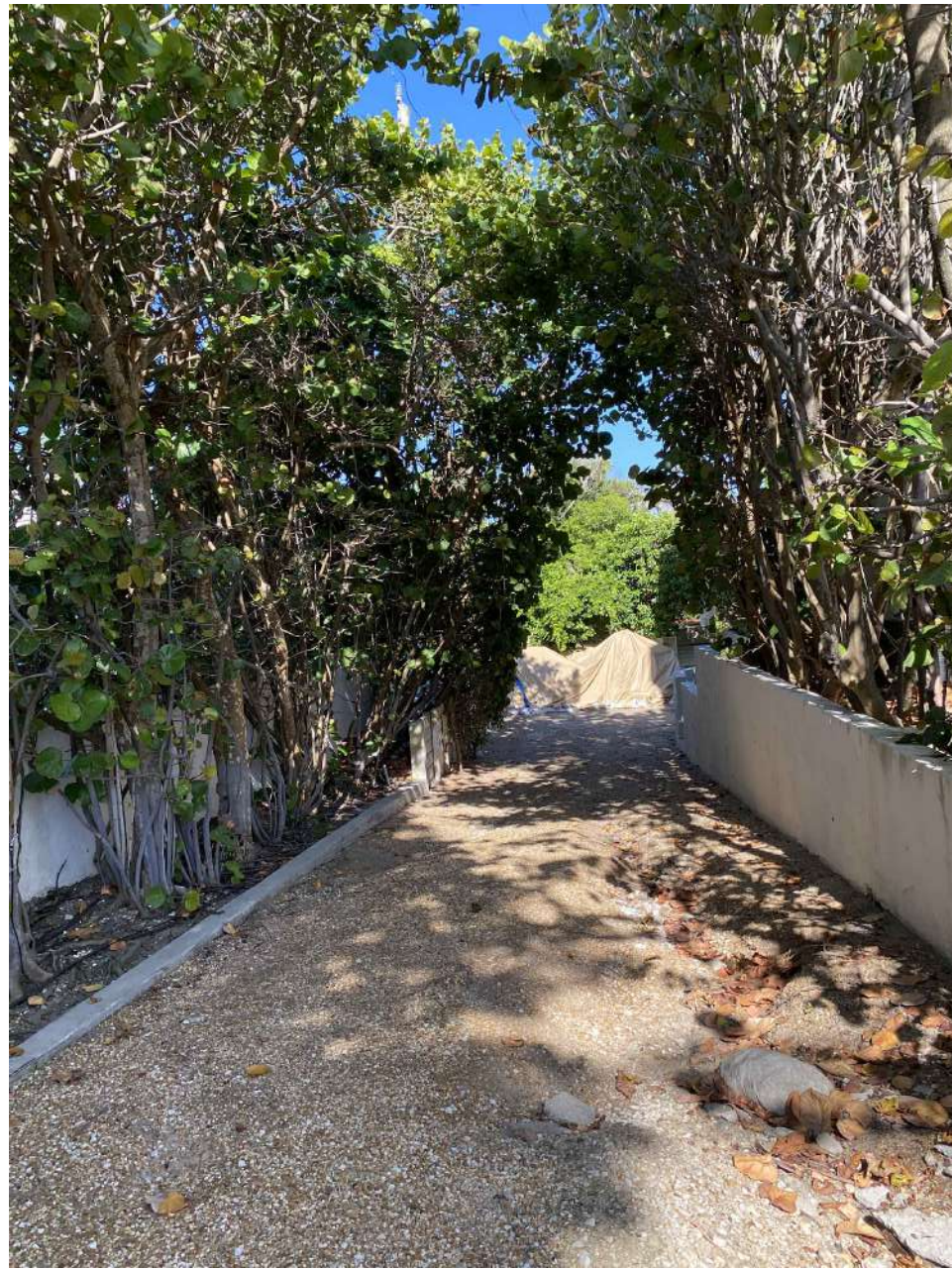
⑥ Existing North Buffer



Private Residence
860 South Ocean
Town of Palm Beach

JOB NUMBER: # 24088.00 LA
DRAWN BY: Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L1.3



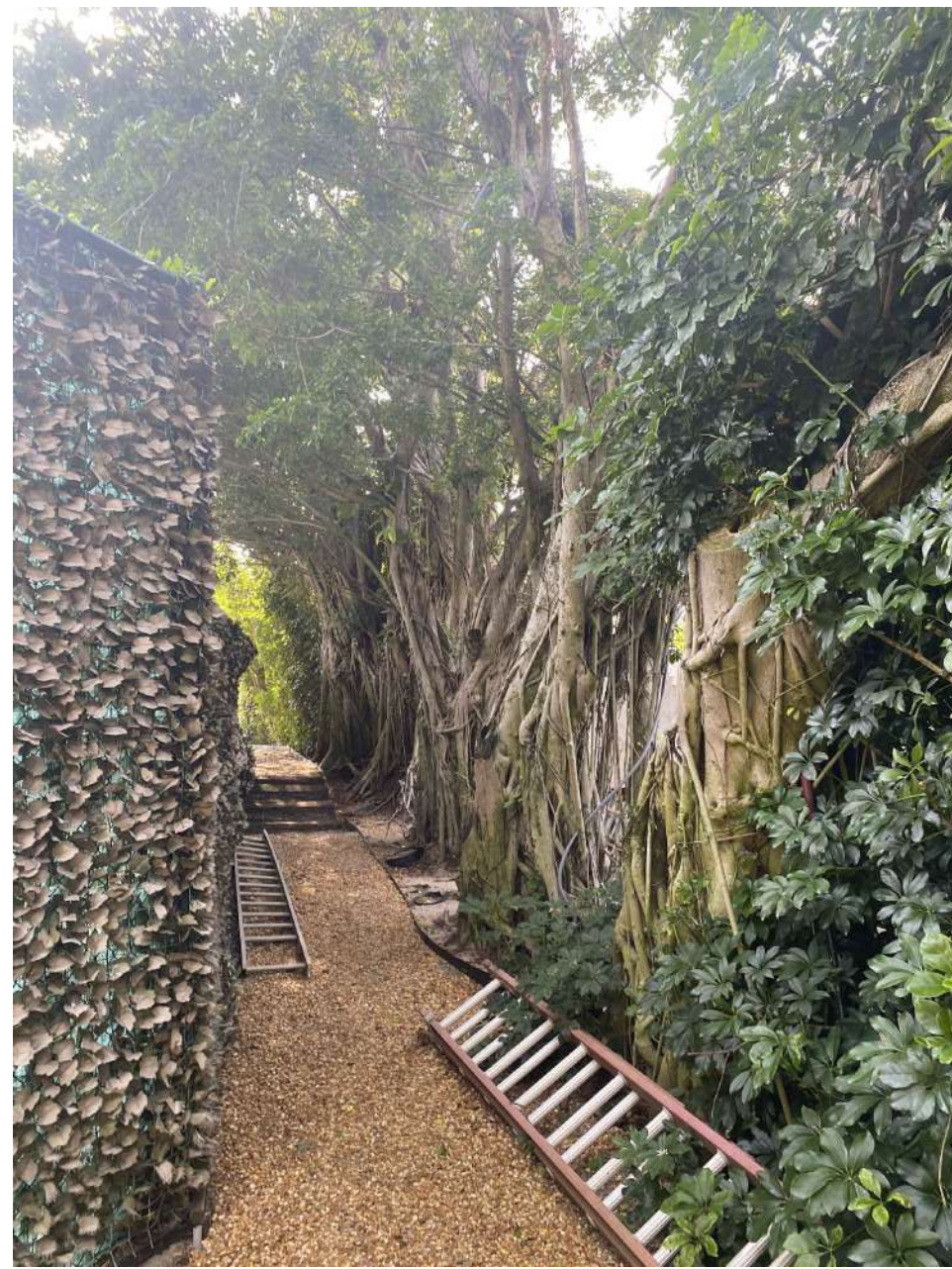
① Existing South Buffer



② Existing South Buffer



③ Existing South Buffer



④ Existing South Buffer



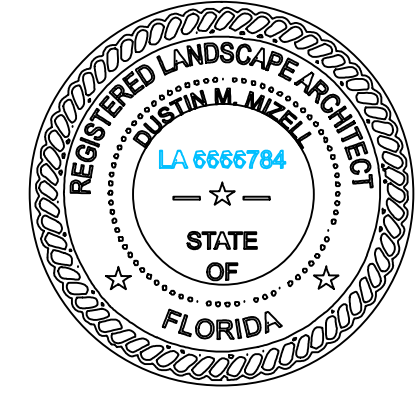
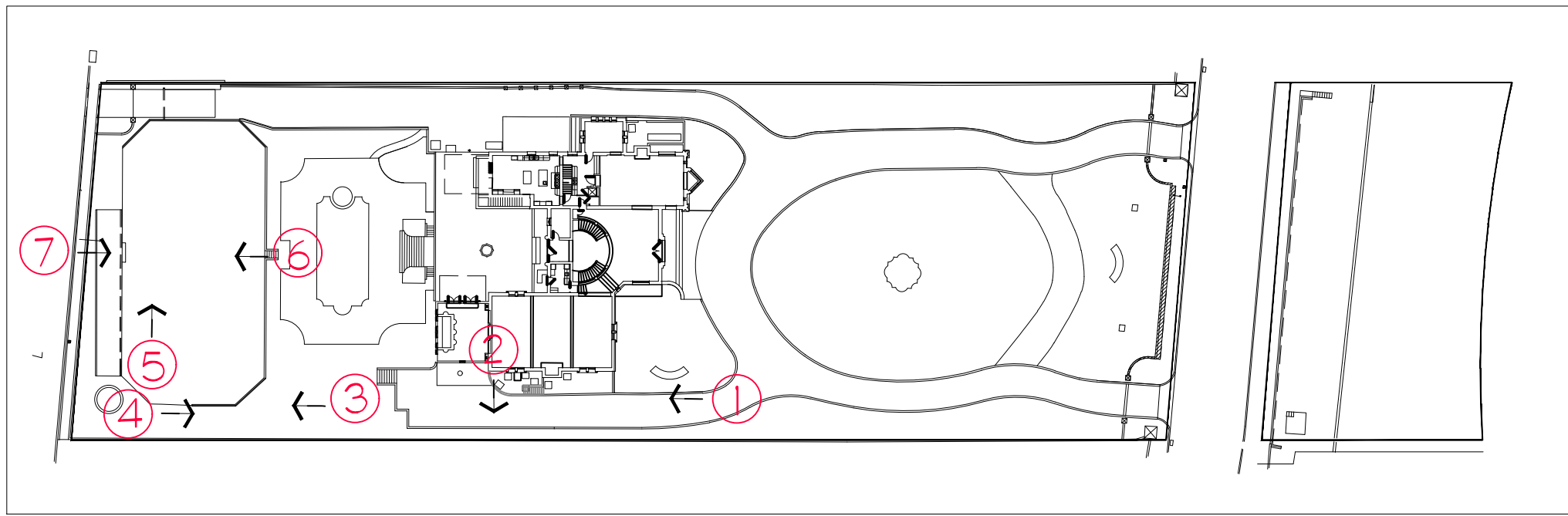
⑤ Existing West Buffer



⑥ Existing West Buffer



⑦ Existing West Buffer



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Town of Palm Beach

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DRAWN BY: Allison Padilla
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07.29.2024
08.12.2024

SHEET L1.4

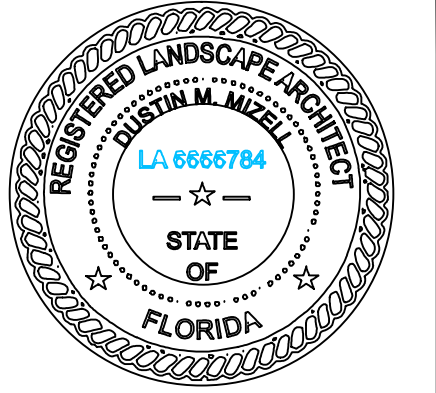
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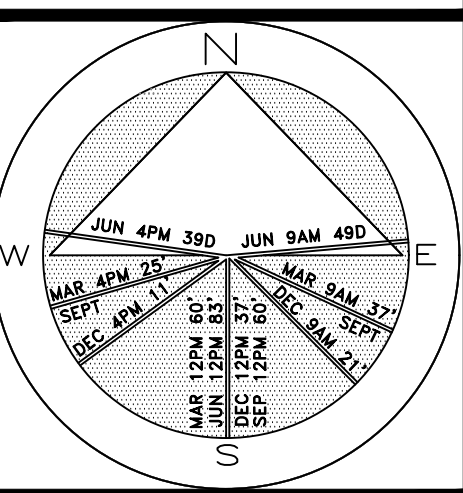
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COA-24-0014

Existing Landscape Buffer Images



Private Residence
860 South Ocean
Town of Palm Beach

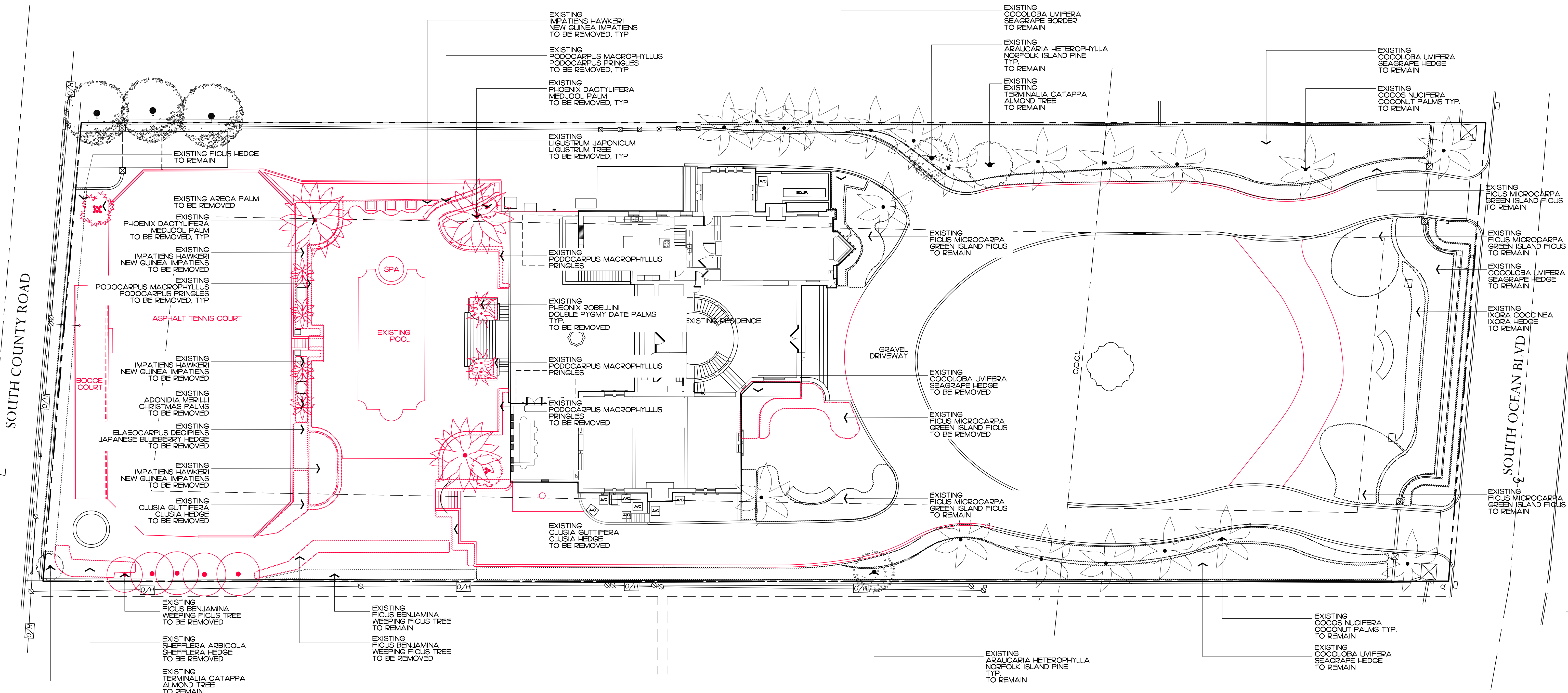


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DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L2.0

64 sf.

AREA IN SQ. FT.



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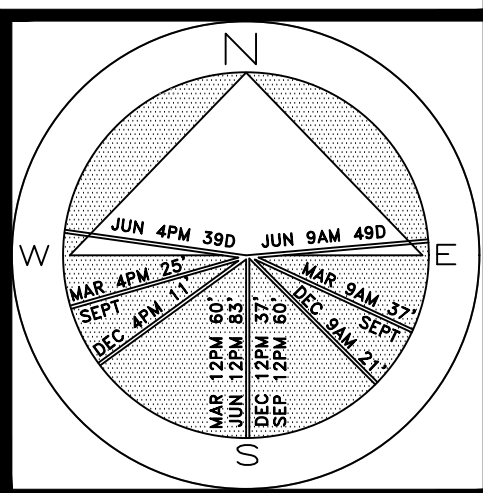
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COA-24-0014
Demolition and Vegetation Action Plan
SCALE IN FEET 0' 16' 32' 48'



Private Residence
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Town of Palm Beach

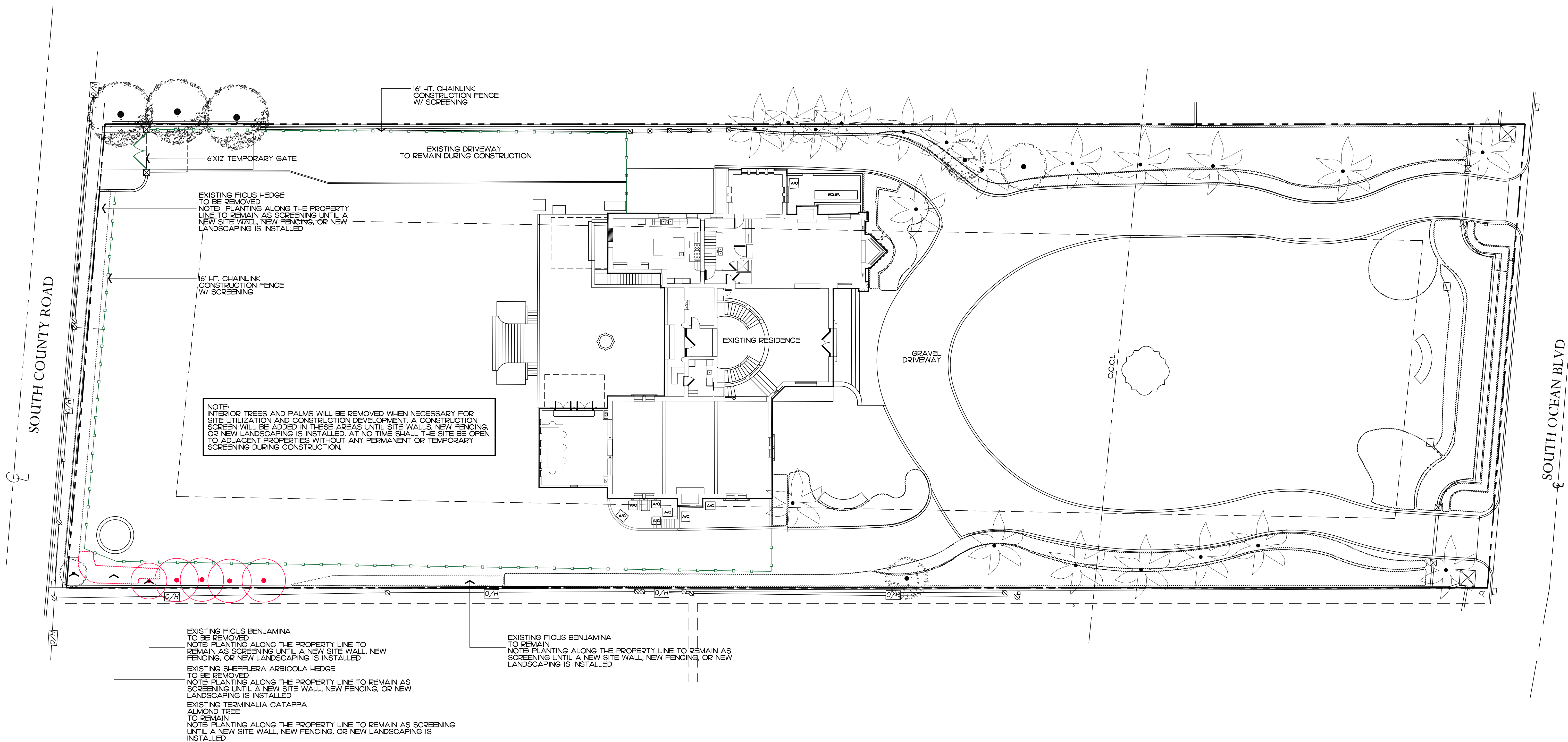


JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L3.0

64 sf.

AREA IN SQ. FT.

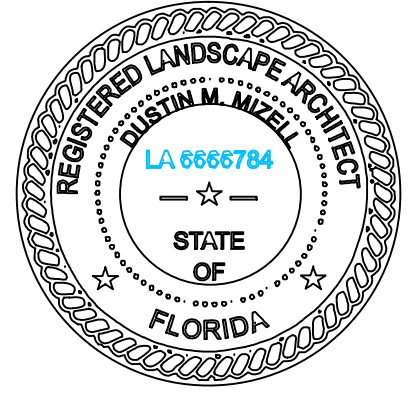


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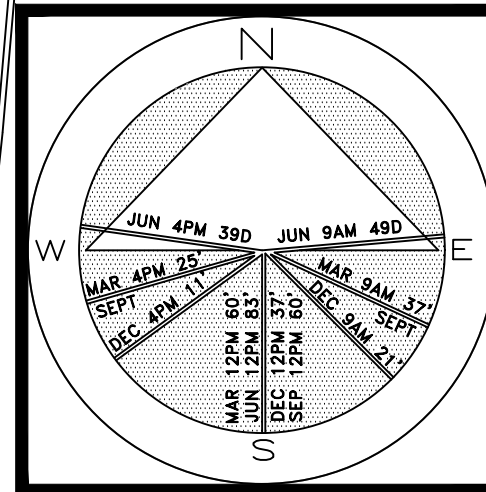
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COA-24-0014
Construction Screening Plan
SCALE IN FEET 0' 16' 32' 48'



Private Residence
860 South Ocean
Town of Palm Beach

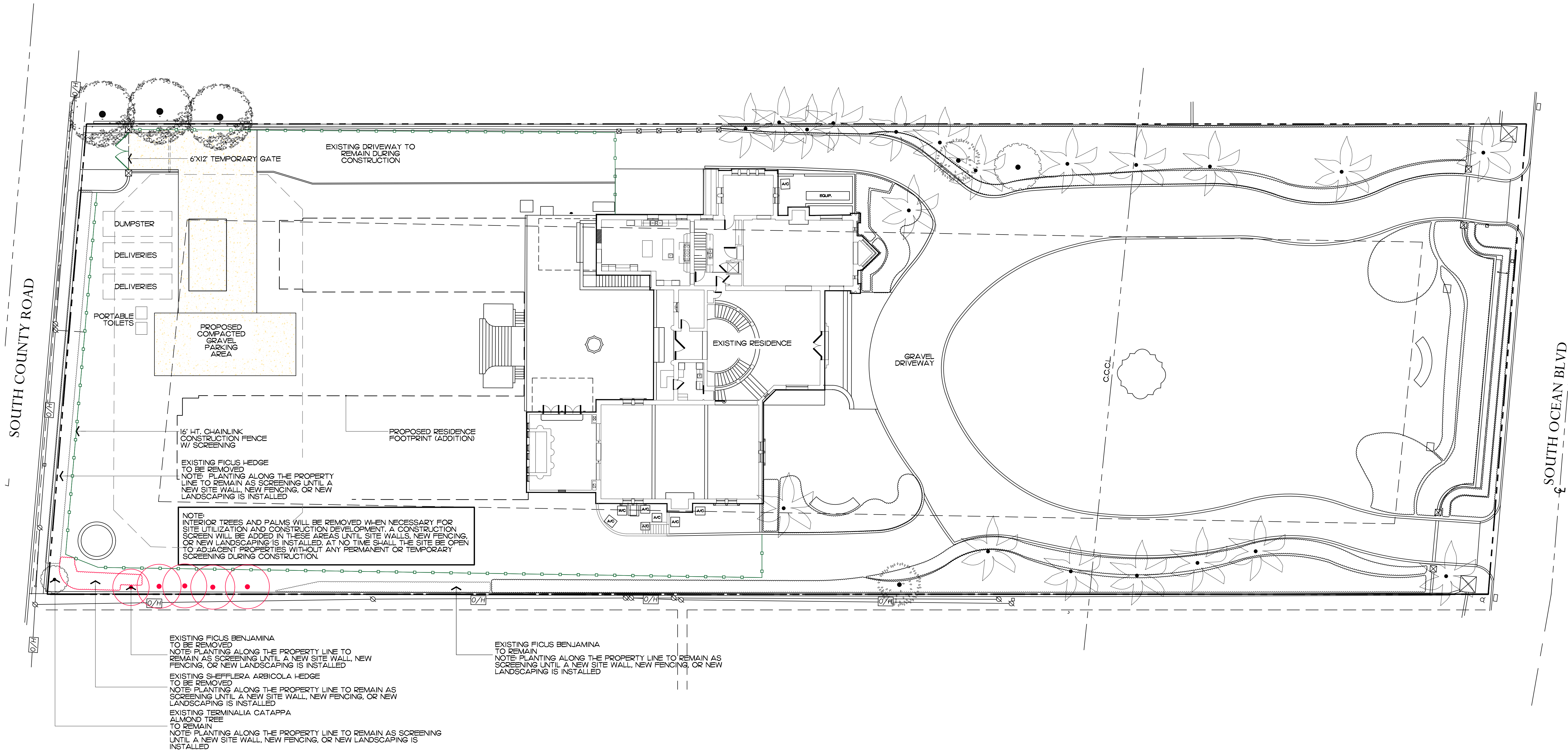


JOB NUMBER: # 24088.00 LA
DRAWN BY: Dustin Mizell
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L4.0

64 sf.

AREA IN SQ. FT.



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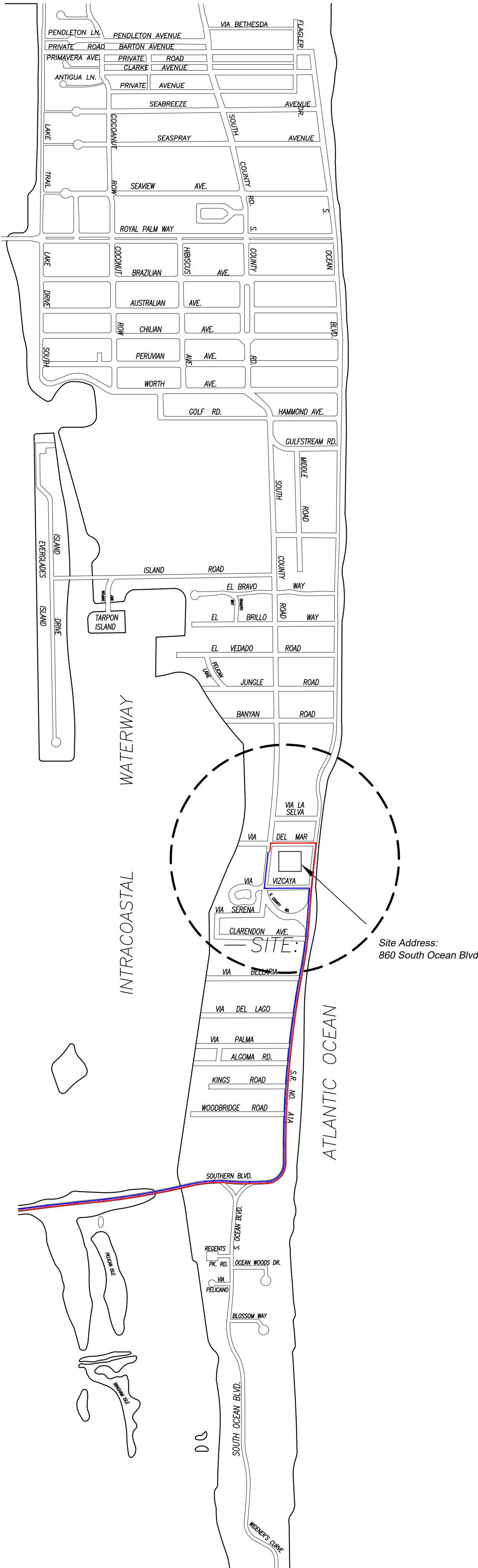
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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CONCEPTUAL CONSTRUCTION SCHEDULE		
• SEP 1TH 2024	- ARCOM MEETING	
• SEP 15TH 2024	- TOWN COUNCIL	
• OCT-NOV 2024	- SUBMIT FOR PERMIT	
• 1 MONTH -DEC 2024	- MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES	
• 2 MONTHS	- SITE/BUILDING PREPARATION	
• 1.5 MONTHS	- FOUNDATION	
• 2.5 MONTHS	- BLOCK DELIVERIES & CONC. POURS	
• 1 MONTH	- ROOF TRUSS DELIVERY AND SET TRUSSES	
• 1.5 MONTHS	- WINDOW/DOOR DELIVERIES AND INSTALLATION	
• .5 MONTH	- DRY-IN	
• 1.5 MONTHS	- INTERIOR FRAMING	
• 2 MONTHS	- ROUGH-IN	
• .5 MONTH	- DRY WALL	
• 6 MONTHS	- FINISHES	
• 2 MONTHS	- LANDSCAPE & HARDSCAPE INSTALLATION	
• 2 MONTHS	- FINAL INSPECTIONS	
• +/-24 MONTHS	- PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

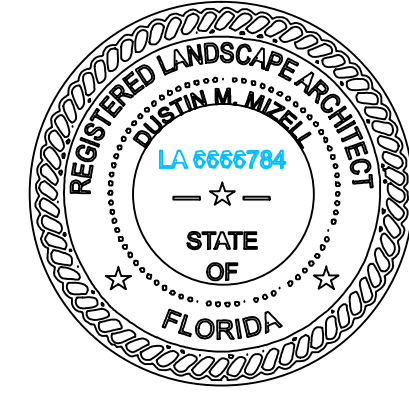
LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

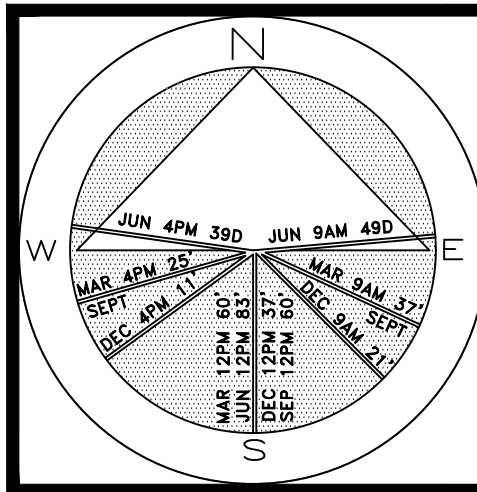
PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT
DESIGN
GROUP
139 North County Road 570-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com



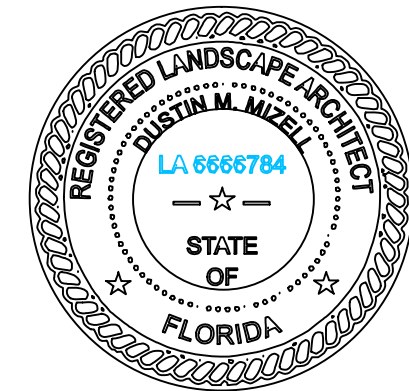
Private Residence
860 South Ocean
Town of Palm Beach



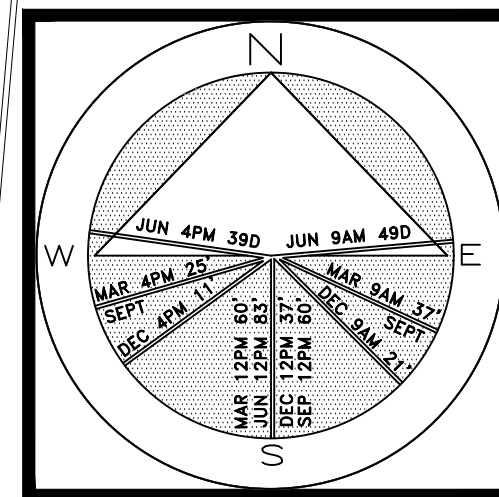
JOB NUMBER: # 24088.00 LA
DRAWN BY: Alex Bugrii
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L5.0

COA-24-0014
Truck Logistics Plan
SCALE: NOT TO SCALE

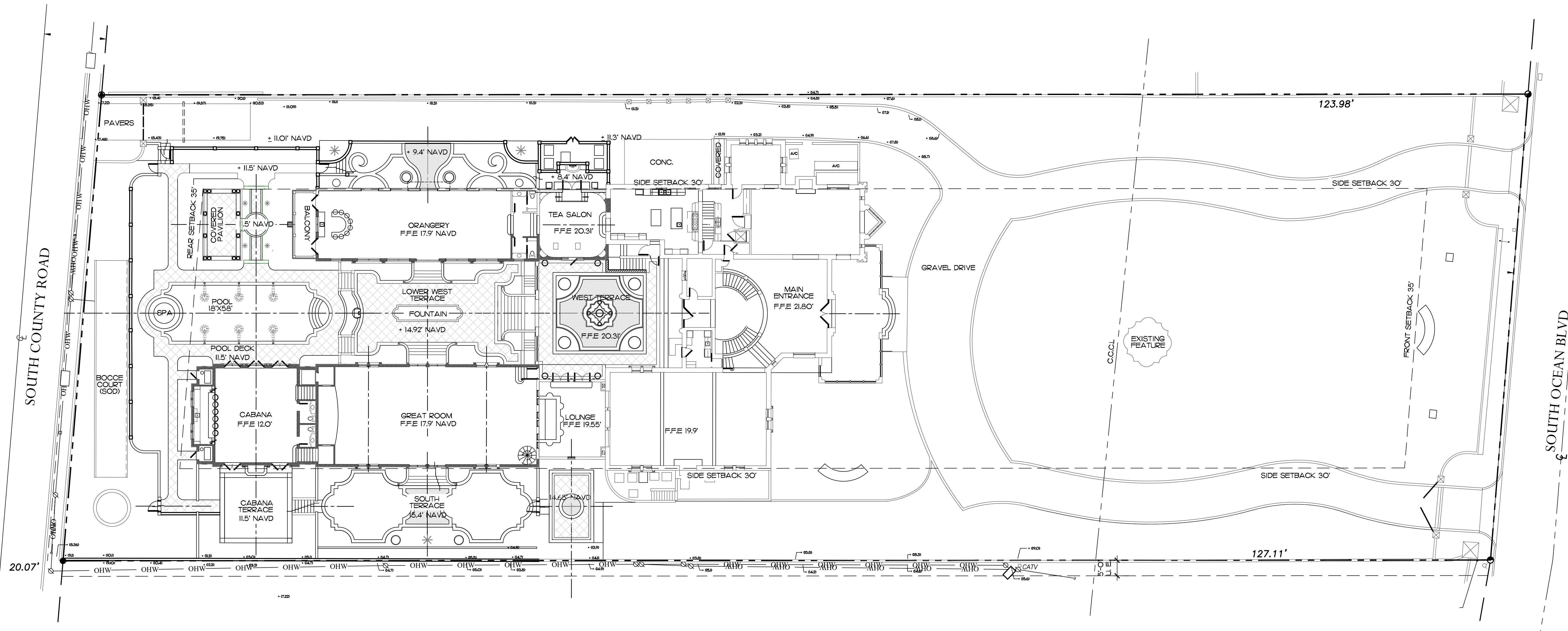


Private Residence
860 South Ocean
Town of Palm Beach



JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L6.0



PROPOSED HARDSCAPE
TO MATCH EXISTING
ORIGINAL PRE-CAST STONE

Proposed Site Data

LOT ZONE	R-A ZONING DISTRICT					
LOT AREA	68,907.5 SF.					
DESCRIPTION	REQUIRED	EXISTING	PROPOSED			
LOT COVERAGE	MAXIMUM 25%	17,226.89 SF.	12.63%	8,704.72 SF.	20.75%	14,298.79 SF.
LANDSCAPE	MINIMUM 50%	34,453.78 SF.	44.52%	30,674.29 SF.	51.0%	35,182 SF.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	2,029.6 SF.	79.99%	3,604.26 SF.	79.99%	3,604.26 SF.

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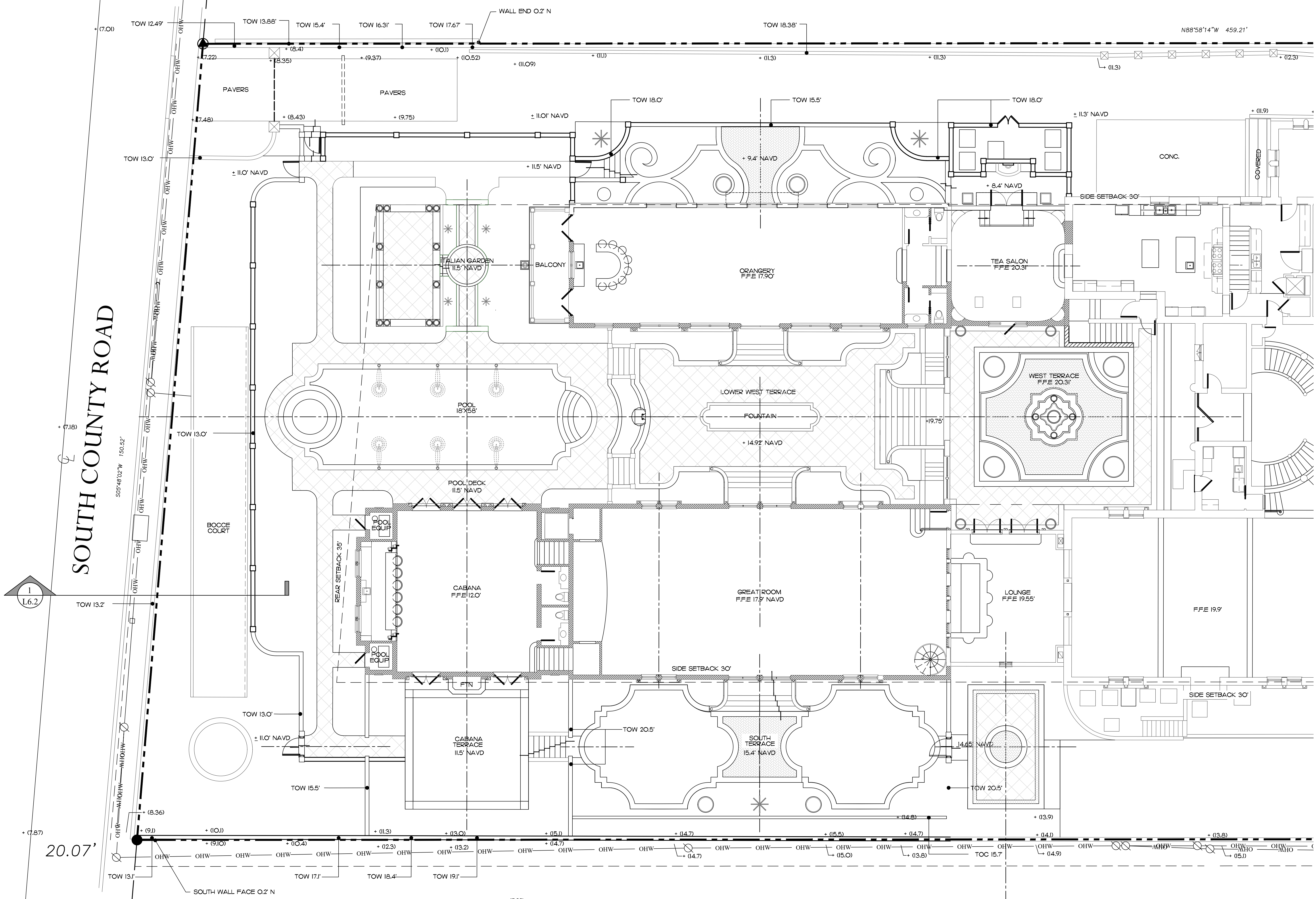
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Overall Site Plan

COA-24-0014





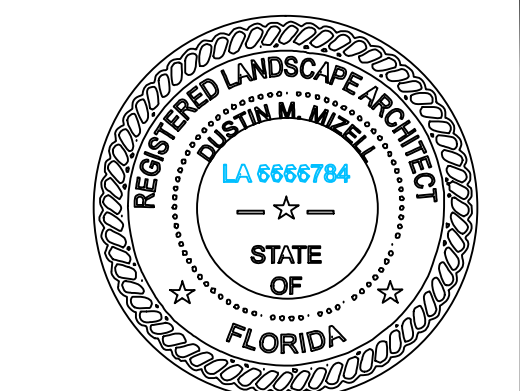
SOUTH COUNTY ROAD

ENVIRONMENT
DESIGN
GROUP

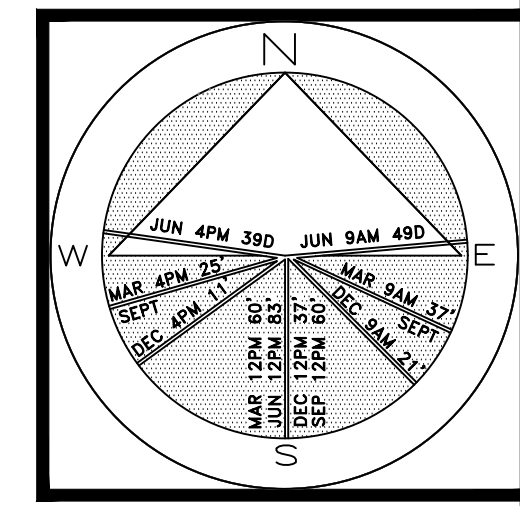
139 North County Road 570-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. #6666784
dustin@environmentdesigngroup.com



Private Residence
860 South Ocean
Town of Palm Beach



JOB NUMBER: # 24088.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.29.2024
08.12.2024

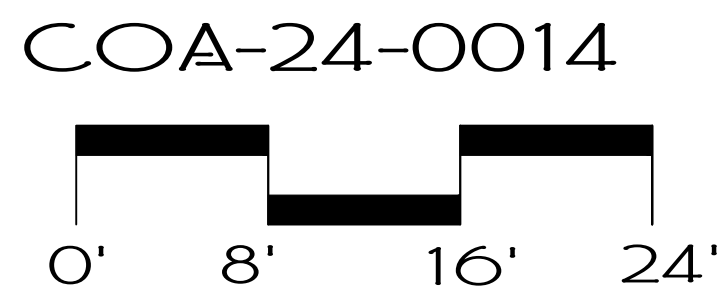
SHEET L6.1

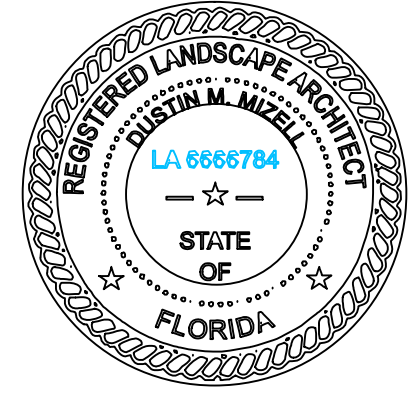
2024
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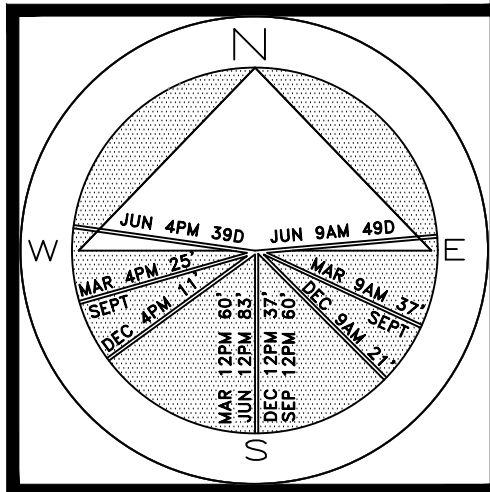
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SUNSHINE STATE ONE CALL
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Partial Site Plan

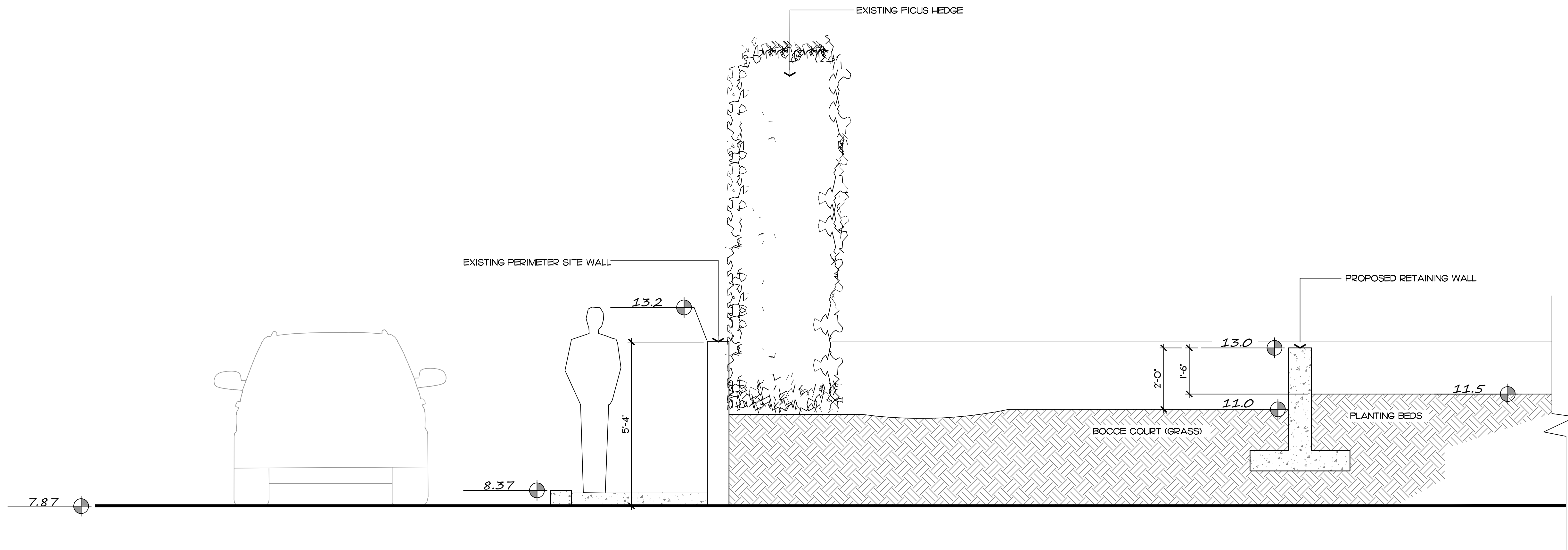




Private Residence
860 South Ocean
Town of Palm Beach

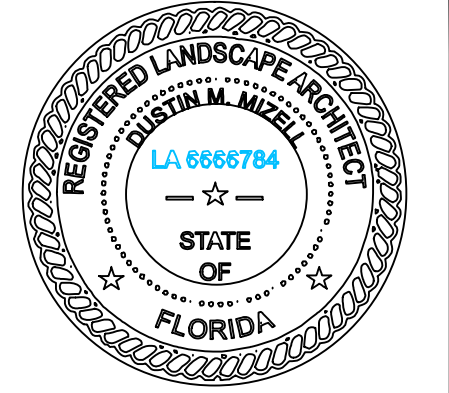


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Allison Padilla
DATE: 07.11.2024
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08.12.2024

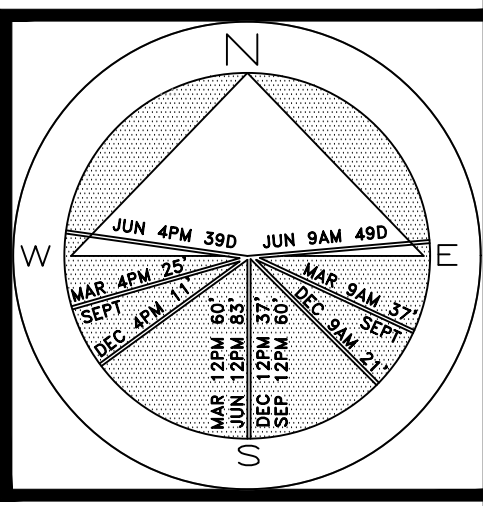


1
L6.2 West Property Line Wall Section



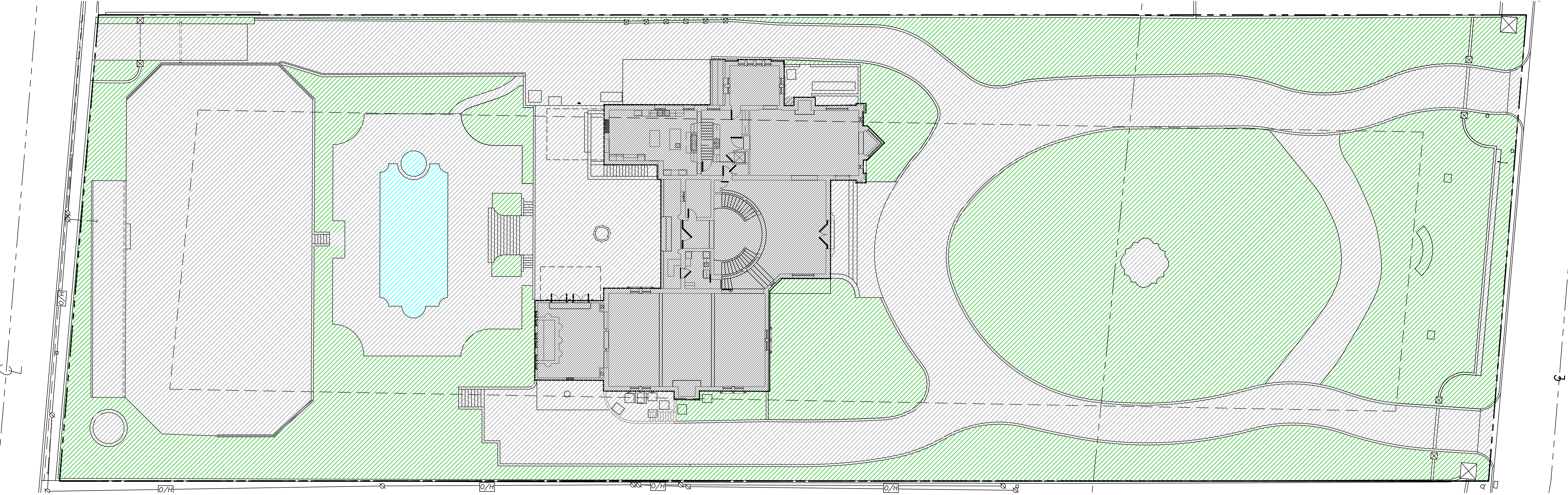


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860 South Ocean
Town of Palm Beach

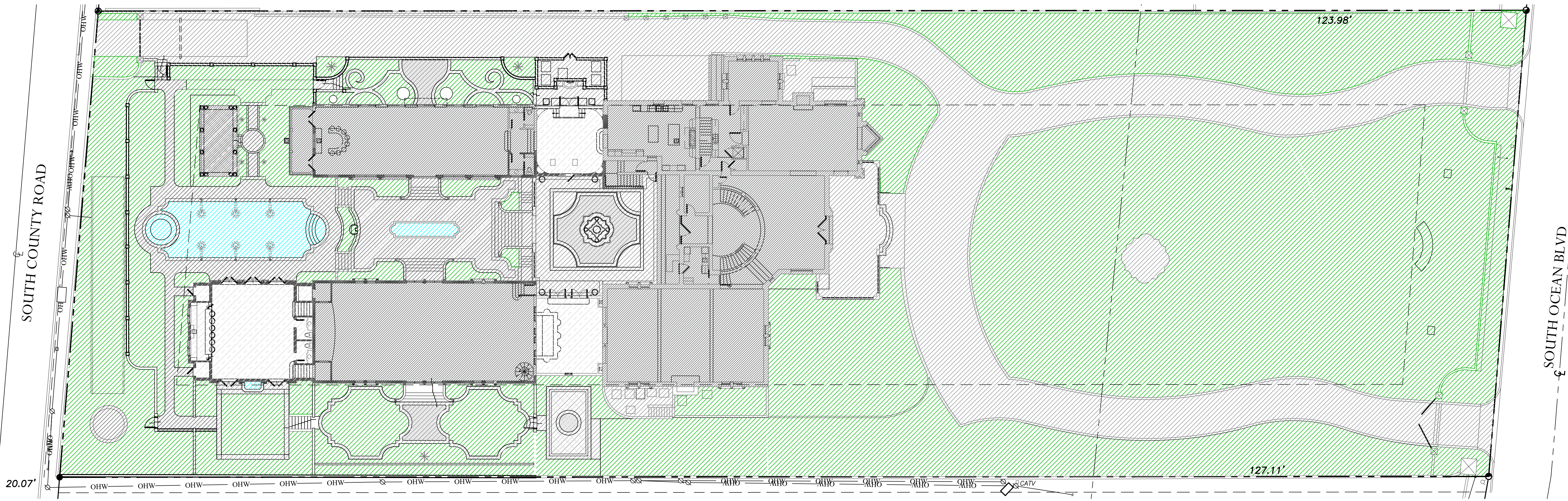


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08.12.2024

SHEET L6.3



Existing Lot Coverage Graphics

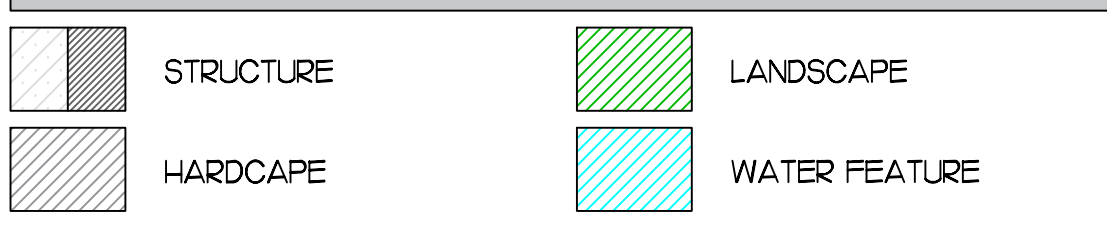


Proposed Lot Coverage Graphics

Proposed Site Data

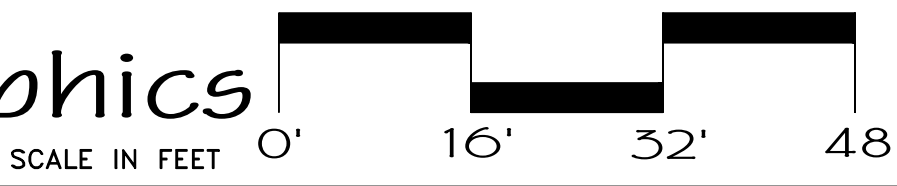
LOT_ZONE	R-A ZONING DISTRICT					
LOT_AREA	68,907.5 S.F.					
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT_COVERAGE	MAXIMUM 25%	17,226.69 S.F.	12.63%	8,704.72 S.F.	20.75%	14,298.79 S.F.
LANDSCAPE	MINIMUM 50%	34,453.78 S.F.	44.52%	30,674.29 S.F.	51.0%	35,182 S.F.
FRONT_YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 450.3 S.F.	2,029.6 S.F.	79.9%	3,604.26 S.F.	79.9%	3,604.26 S.F.

Legend



Site Calculation /LotCoverage Graphics

COA-24-0014



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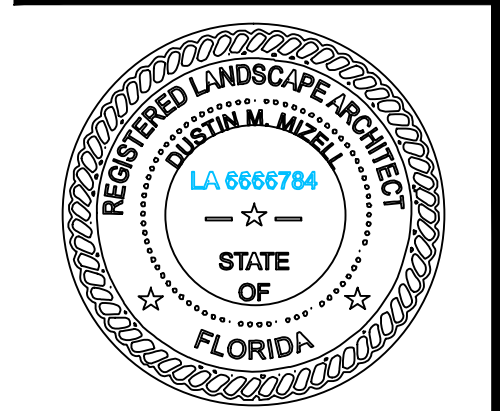
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SUNSHINE STATE ONE CALL
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SHEET L7.2

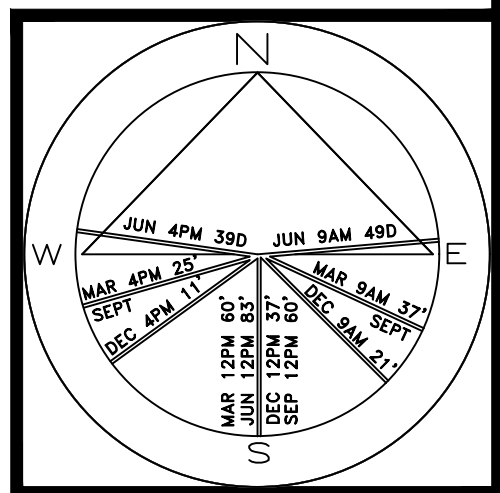
Partial Landscape Plan



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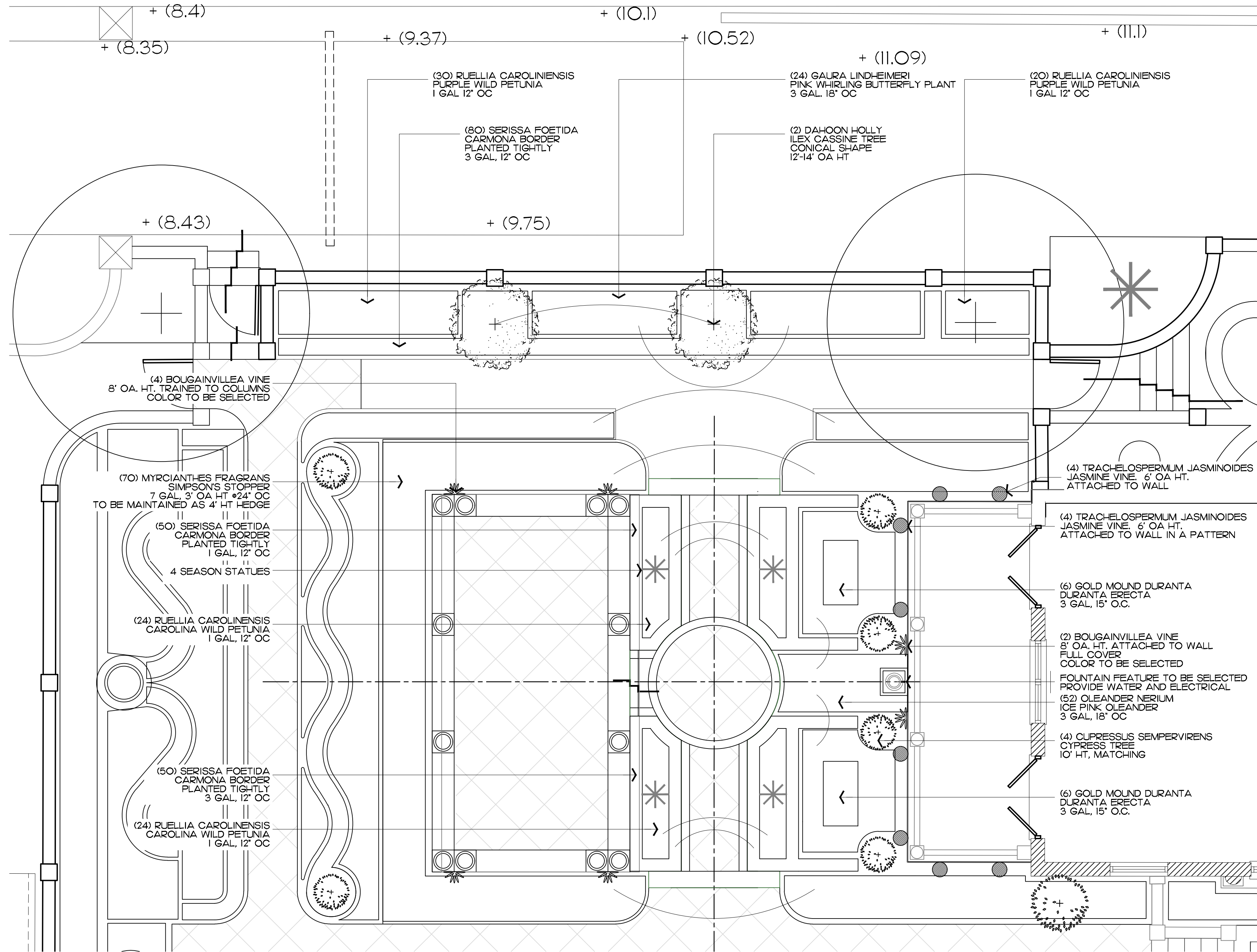


Private Residence
860 South Ocean
Town of Palm Beach



JOB NUMBER: # xxxxx.00 LA
DRAWN BY: Grace Walton
Allison Padilla
DATE: 07.11.2024
07.24.2024
08.12.2024

SHEET L7.3



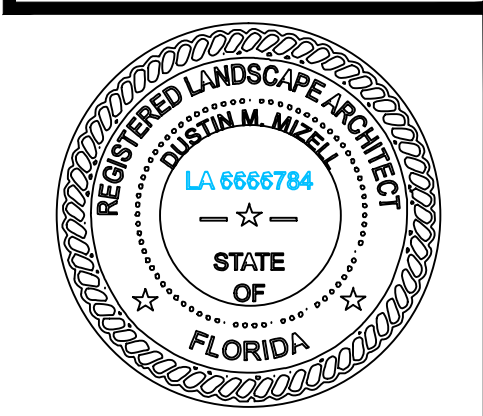
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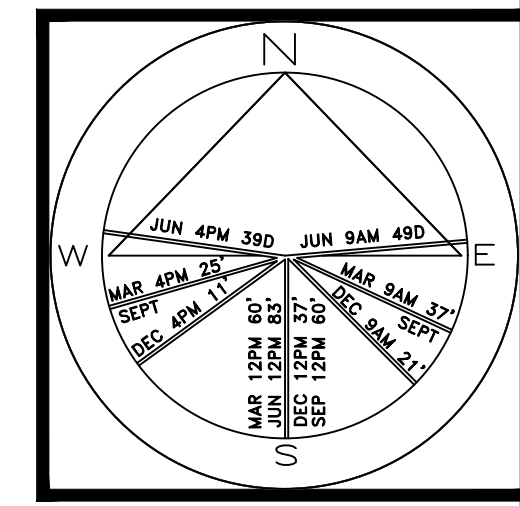
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Partial Landscape Plan - Italian Garden

COA-24-0014
0' 4' 8' 16'

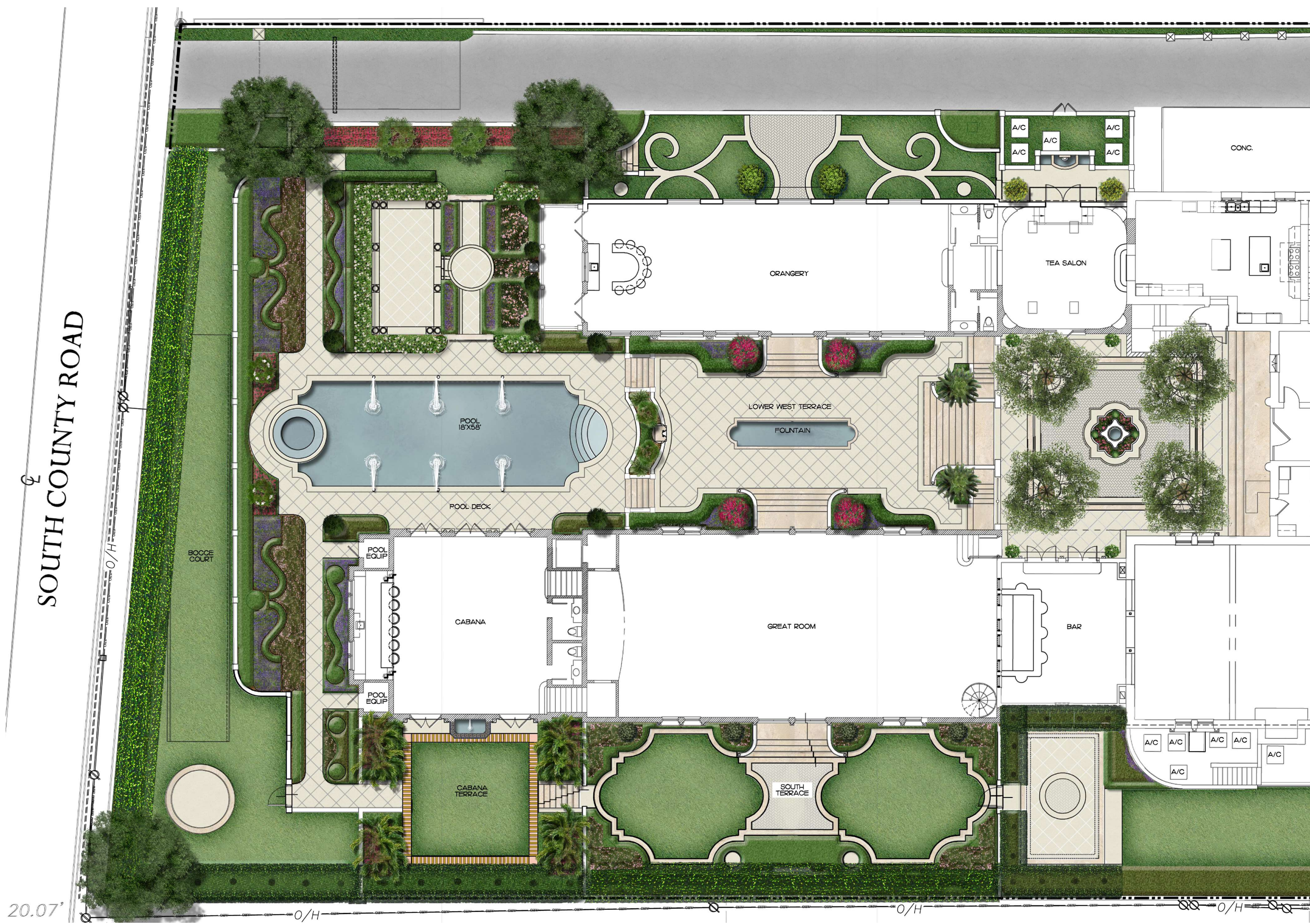


Private Residence
860 South Ocean
Town of Palm Beach



JOB NUMBER: # xxxxx.00 LA
DRAWN BY: Grace Walton
DATE: 07.11.2024
07.29.2024
08.12.2024

SHEET L7.4



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Rendered Landscape Plan (Partial)

COA-24-0014
0' 8' 16' 24'